LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A11315 Price: 299 999 EUR

agency fees to be paid by the seller

6 bedroom family home with 3 bedroom gite, set in formal garden with pool and optional 7.5 acres of land















INFORMATION

Town:	Chillac
Department:	Charente
Bed:	9
Bath:	3
Floor:	275 m2
Plot Size:	30750 m2

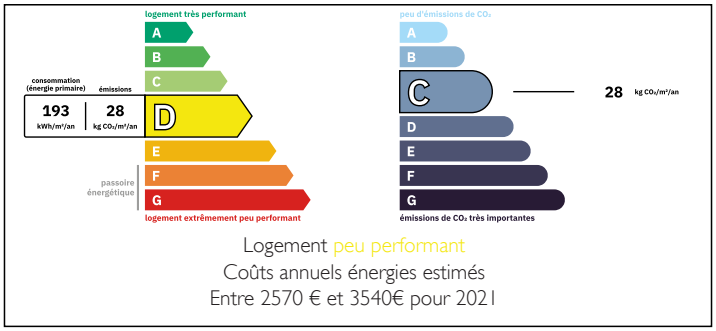
IN BRIEF

A character 6 bedroom, 3 bathroom main house and recently refurbished swimming pool along with a 3 bedroom guest gîte. This property has great potential and offers numerous possibilities.

With over three hectares (7.5 acres) of land included if required.

Conveniently placed, just ten minutes from Barbezieux-Saint-Hilaire with its many shopping and leisure facilities and less than an hour from Angouleme and Bordeaux

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2570 € et 3540€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1892 EUR**

NOTES

DESCRIPTION

Set amongst the rolling hills of the South Charente, this character property is entered via a private, gated access.

The main house and gite are set well away from the road and approached along a gravel driveway leading to ample secure parking.

The family home offers six comfortable bedrooms (one of them en-suite on the ground floor) and two further bathrooms.
The main entrance leads into the family sized kitchen of 26m² which then follows on into the spacious dining room 31m² with living room beyond 26m².

A stunning, recently refurbished swimming pool and outdoor dining area are to be found just outside the dining room.

The separate gite, with its open-plan living room and kitchen along with 3 bedrooms and a shared bathroom, offers great potential for income or could just be kept ready for visiting friends.

Outside, the property benefits from a formal garden of around one hectare, well stocked with plants, mature shrubs, fruit trees and a good sized pond.

Further land is currently divided into a number of small paddocks but they could easily be re-configured to accommodate horses or a range of other animals.

Over 3 hectares in total although the property could be split to reduce the land purchase at a reduced price, subject to negotiation.

Gas central heating to main house and an oil fired boiler serves the gite.

Character 275 m² Country House with Pool, 3-bedroom Gîte & 3 ha in South Charente — Near Bordeaux / Angoulême"